

# RIVER STREET MARKETPLACE

SAN JUAN CAPISTRANO, CA. ★ EST. 1792

## Leasing Opportunities





# About River Street Marketplace

Now open in the heart of the historic Los Rios District, River Street Marketplace is a 60,000-square-foot open-air destination designed around a central green that brings people together to dine, shop, and gather. Inspired by the charm of San Juan Capistrano, the property blends coastal California architecture with highly curated outdoor spaces. Guests can grab a scoop from McConnell's Ice Cream, enjoy seasonal fare from Mendocino Farms, explore organic goods at Fermentation Farm, and discover specialty retail including Tecovas, Free People, and Hobie. With a dynamic mix of first-to-market concepts and California favorites, River Street Marketplace has quickly become a vibrant new hub for community, culture, and connection.





# RIVER STREET MARKETPLACE

## Leasing Availability

**Prime First-Floor Location** - Only suite available in a vibrant, community-driven destination in the heart of San Juan Capistrano.

**Built-In Traffic** - Daily visitors from the ground-floor food hall, retail shops, and River Street events support strong customer flow for service-based uses.

**Café Space** - A well-known, second-generation restaurant location with strong brand recognition and built-in awareness within the community.

**Quality Common Areas** - Well-maintained restrooms, hallways, stairwells, and elevator access.

**Year-Round Programming** - Events, live music, and seasonal activities keep visitation high and consistent.

**Strong Tenant Synergy** - Surrounded by a curated mix of food, beverage, and retail concepts that drive repeat visits and cross-traffic.

**Marketing + Visibility** - On-site signage and inclusion in property-wide marketing and social channels.

**Strong Tenant Synergy** - Join a mix of food, retail, and entertainment that naturally drives cross-traffic.

**Convenient Parking** - Ample on-site parking and at the City of San Juan Capistrano public parking lots.



2,197 SQ. FT.  
1,320 SQ. FT. Patio



**LEASABLE SPACE IN SQUARE FEET**

<b>RED BARN</b>	<b>MERCANTILE:</b>
R1: 601 SF, R	M1: 1278 SF, M
R2: 599 SF, R	M2/3: 2829 SF, M
R3: 600 SF, R	M4: 1600 SF, M
R4: 600 SF, R	M5: 1562 SF, M
R5: 600 SF, R	M6: 3517 SF, F
R6: 545 SF, R	M7A: 531 SF, R
R7: 600 SF, R	M7B: 965 SF, R
R8: 600 SF, R	M8: 9574 SF, O
R9: 600 SF, R	
R10: 600 SF, R	
	<b>HAYLOFT</b>
	H1: 3000 SF, R
<b>GREENHOUSE</b>	<b>MARKETPLACE:</b>
G1: 2296 SF, R	MA1: 4582 SF, M
G3: 2279 SF, M	MA2: 610 SF, M
G4: 2535 SF, R	MA3: 1000 SF, M
	MA4: 2334 SF, M
	MA5: 400 SF, M
<b>FARMSTEAD:</b>	
F1: 4346 SF, R	
<b>WORKSHOP:</b>	
W1: 1355 SF, R	
W2: 1585 SF, R	
W3: 905 SF, M	

**OCCUPANCY LEGEND**

- M: MERCANTILE
- R: RESTAURANT
- F: FITNESS
- O: OFFICE



1 LEASING PLAN  
SCALE: 1" = 3'



2 MERCANTILE SECOND STORY  
SCALE: 1" = 3'

REVISIONS	DATE/REVISED	REVISIONS
1	01/07/21	RAW DECK

**RIVER STREET**  
31856, 31864, 31872, 31880, 31888, 31896, 31904  
PASO ADELANTO  
SAN JUAN CAPISTRANO, CALIFORNIA

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THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.

SHEET TITLE:  
**LEASING PLAN**

SUB DATE:  
DATE:  
DRAWN BY:  
CHECKED BY:  
SHEET NUMBER:



## 2ND Generation Restaurant Space

**Restaurant Space** : 2,367 sq ft turnkey space featuring a fully built-out kitchen—ideal for immediate full-service operations.

**Prime Co-Tenancy** : Surrounded by best-in-class retailers, including SALT Optics, Wildfire Mercantile, McConnell's Ice Cream, May Martin, and the upcoming Rylee + Cru.

**Expansive Outdoor Patio** : A generous patio positioned along the main entry promenade, offering high visibility and a vibrant guest experience.

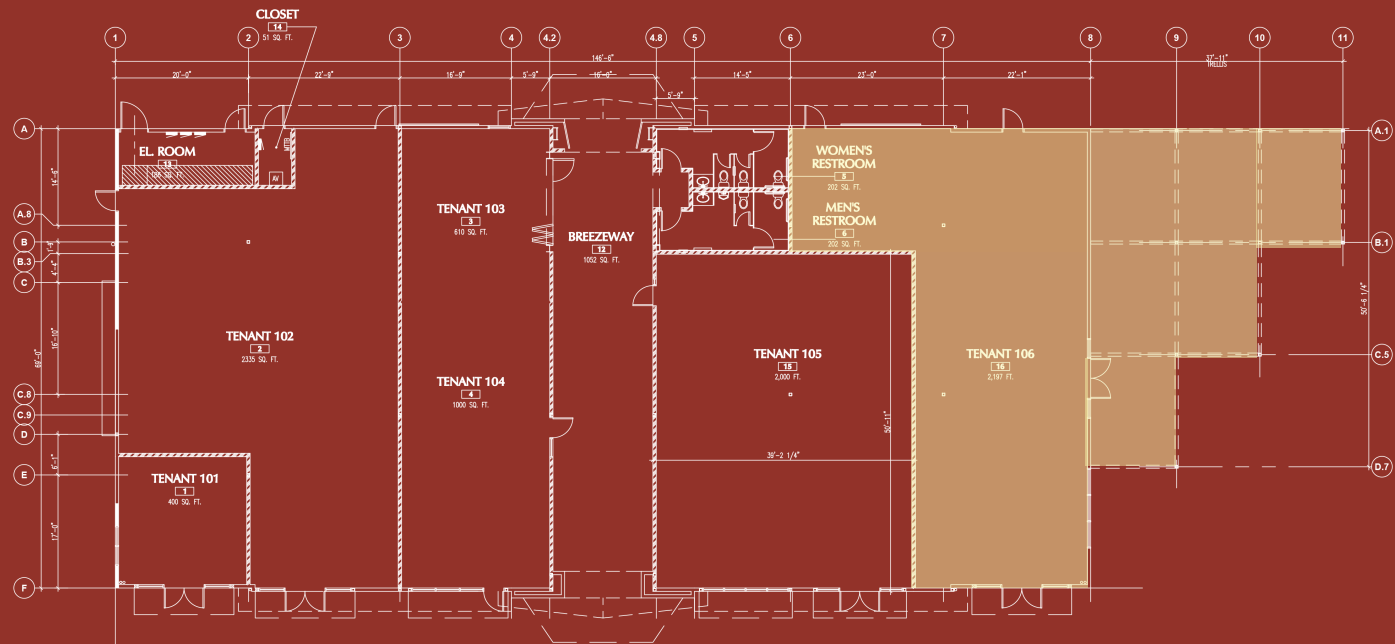
**Unmatched Location** : Front-and-center along the central green—River Street's family gathering hub—benefiting from consistent foot traffic and all-day activation.





# Available Now

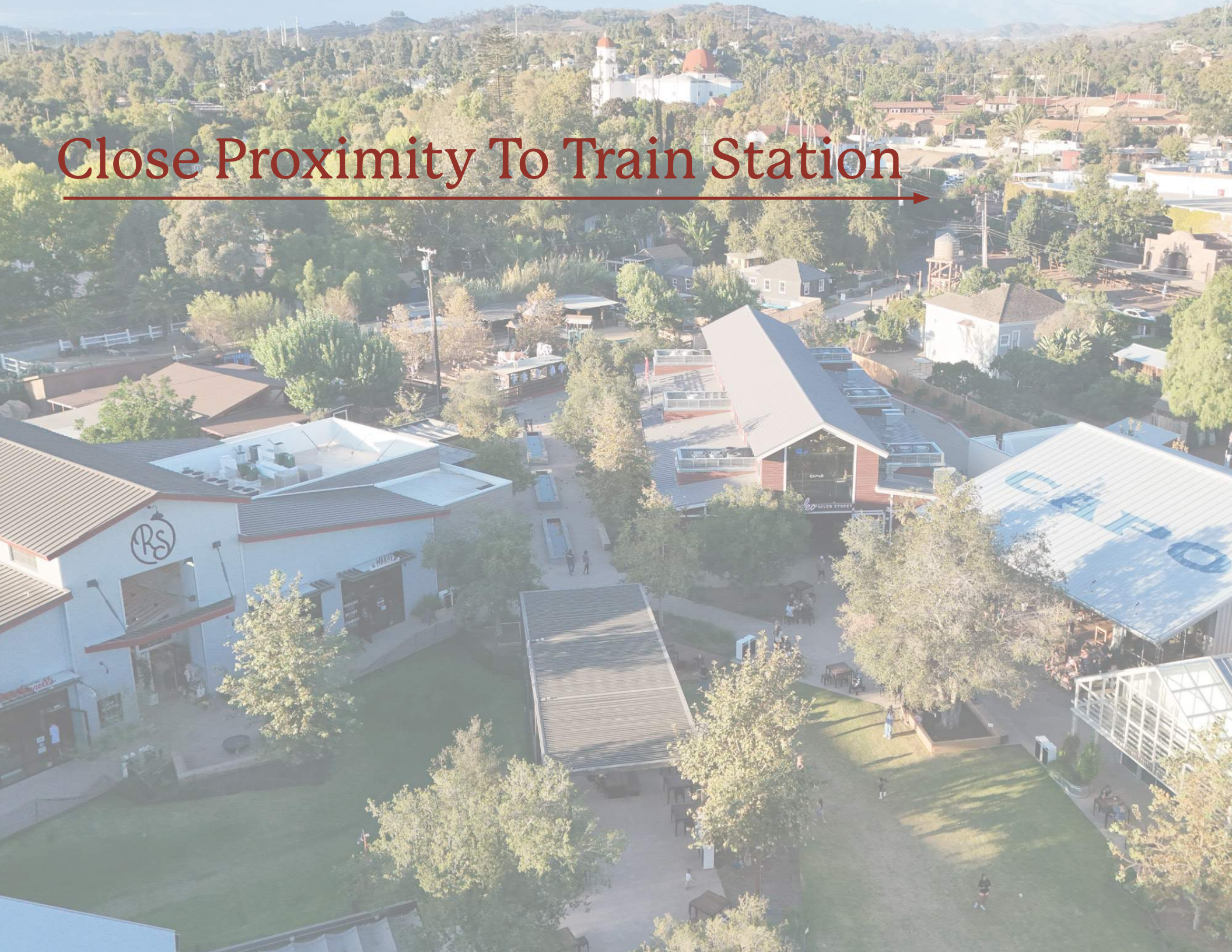
2,367 Total Square Feet  
1,320 Square Foot Patio







Close Proximity To Train Station





# Demographics & Foot Traffic Highlights

## Strong Local Demographics

- High-income, family-oriented community
- Educated households with strong disposable income
- Growing daytime population from schools, offices, and nearby businesses
- Located minutes off the 5 Freeway with easy access from all South County Cities

## High Daily Foot Traffic

- Constant visitation from the food hall, restaurants, and retail River Street Ranch draws families year-round
- Tourists visiting Los Rios Street, the Mission, and Historic Downtown
- Ample on-site parking, including the new parking structure

## Event-Driven Visitation

- Weekly and seasonal events, live music, and community programming
- Makers markets, kids activities, and holiday activations boost traffic

## All-Day Customer Flow

- Mornings: parents, fitness users, tourists
- Afternoons: shoppers, lunch crowds, school pickups
- Evenings: dinner guests and event attendees

## Proven Destination

- A vibrant, high-traffic gathering place with strong cross-shopping and repeat visitation

# Proven Retail Success

River Street Marketplace has firmly positioned itself as one of Orange County's strongest retail destinations, with multiple tenants achieving record-breaking performance across their entire portfolios.

## High Sales Across the Tenant Mix

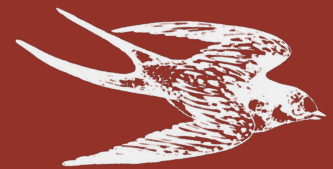
The retailers at River Street Marketplace report well-above-average sales, supported by :

- A highly engaged local audience
- Consistent daily and weekend visitation
- Significant tourism traffic to Historic Downtown and Los Rios Street
- Cross-shopping generated by restaurants, the food hall, and River Street Ranch

## A Destination Built for Tenant Success

With its curated mix of retail, dining, entertainment, and community programming, River Street Marketplace continues to deliver exceptional results.






# Join The River Street Family




## Leasing Inquiries

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**ALMQUIST**

DEVELOPMENT + INVESTMENT